

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Since 1995, the U.S. Department of Housing and Urban Development (HUD) has required the development of a Consolidated Plan every five years and an Annual Action Plan during each of those five years in order for local jurisdictions to receive federal housing and community development funds under the Community Development Block Grant (CDBG) and HOME Investment Partnership Funds (HOME). The plans serve as a comprehensive strategy to address the needs of low to moderate income residents in the community. Both the Consolidated Plan and Annual Action Plans serve three main functions: 1) it is a planning document for the Town of Gilbert; 2) It is an application for federal funds under HUD's CDBG formula grant program; and 3) it details strategies that will be followed in carrying out HUD programs.

This is Gilbert's second year Annual Action Plan which will outline the objectives, goals and projected outcomes to be carried out utilizing CDBG funds during the second year of the Five Year Consolidated Plan. Priorities presented in the second year Annual Action Plan were developed during the public process of creating the Five Year Consolidated Plan and weigh the severity of need among all groups and subgroups within Gilbert. The process included analyzing social, economic and housing conditions, analyzing relative needs of low and moderate income families, Gilbert's strategic initiatives and Council priorities, and assessing the resources likely to be available to carry out the identified priorities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Consolidated Plan and Annual Action Plan measures performance to qualify longer-term goals by incorporating projected outcome measures. Quantifiable results-oriented goals for capital programs are tied to a unified framework for the benefit of low to moderate income residents. The objective and outcome expectations over the second Annual Action Plan period include the following (not in rank order):

- Preserve neighborhoods through emergency and minor housing rehabilitation assistance to 70 qualified homeowners;

- Implement anti-poverty and health related programming by utilizing CDBG funds for a neighborhood facility improvement which will rehabilitate a vacant Gilbert owned structure for the use of the Gilbert Wellness & Resource Center;
- Increase the permanent affordable rental housing stock by one, from 13 to 14 dwelling units.

Priorities are relative and follow these classifications:

High: Gilbert plans to use available Consolidated Plan funds for activities to meet the need during the five year consolidated plan period, including the second Annual Action Plan period.

Medium: Gilbert plans to use any available funds, including Consolidated Plan funds, for activities to meet the need during the five year consolidated plan period, including second Annual Action Plan period.

Low: Gilbert does not plan to use any available Consolidated Plan funds for activities to meet the need during five year consolidated plan period, including the second Annual Action Plan period.

Primary categories of high priority need that have been identified in the plan are:

- Infrastructure development
- Owner-occupied housing assistance (emergency and minor home repair)
- Improved disability access
- Neighborhood facility improvements

Please note that not all priority needs identified will be address in any one consolidated planning year. For Gilbert's second Annual Action Plan period, two of the high priority needs will be addressed.

The key strategic objectives of the five year Consolidated Plan and the second year Annual Action Plan are (not in ranked order):

- Preserve and improve habitability of owner-occupied housing through emergency home repair assistance;
- Promote self-sufficiency and mitigate the causes of poverty and support independent living;
- Increase the quality of owner-occupied housing through rehabilitation assistance to low and moderate income households;
- Increase the number of affordable rental housing opportunities through support of Maricopa County HOME Consortium development projects;
- Support regional Continuum of Care efforts to serve the homeless;
- Provide funding assistance to non-profit providers of services to Gilbert's youth, seniors, special needs populations, victims of domestic violence, persons and families in crisis, and disabled persons;

- Provide Gilbert residents access to services to meet basic needs.

The Town of Gilbert is expecting approximately \$856,245 for the second year Annual Action Plan period under the CDBG entitlement formula. Annual appropriations are determined by HUD and may be subject to change.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, Gilbert prepares the Consolidated Annual Performance and Evaluation Report (CAPER) which captures progress toward meeting needs and achieving strategies established in the Consolidated Plan and Annual Action Plan. Gilbert also monitors performance measures of sub-recipients and staff regularly reviews internal policies and procedures to identify operational improvements, resource allocation issues, and policy questions to be addressed in the upcoming year.

Overall, the Town of Gilbert and its partners have been successful in implementing its projects to meet the priorities and goals identified in the five year consolidated plan. Gilbert exceeded its goal and assisted 78 income eligible homeowners with emergency and minor home repair to alleviate unsafe or hazardous conditions in their home.

During the first annual plan year, Gilbert was presented with a new opportunity for partnership to provide much needed services to Gilbert residents in need. The original goal was to begin implementation of the Heritage District sewer line replacement project utilizing CDBG funds, however, the project was put on hold to further explore a potential new project/partnership. Dignity Health and several other non-profit partners have been meeting with the Town of Gilbert over the last 18 months to explore the possibility of partnership and opening Gilbert's first Wellness and Resource Center. The center would provide basic medical, dental and mental health services to residents at low or no cost. In addition, case management, emergency food boxes, parenting classes, hearing and vision screening, workforce development services and WIC services have been added to the proposed partnership. Gilbert would utilize CDBG funds originally proposed for the Heritage Infrastructure Replacement Project and instead utilize those funds to rehabilitate a vacant Town owned building to be used for the Gilbert Wellness and Resource Center. After much discussion, it has been determined that services provided by the center are a higher priority and would impact a larger number of residents than the infrastructure project.

Gilbert utilizes CDBG funds annually to meet the three goals of HUD: 1) provide decent housing; 2) create suitable living environments; and 3) expand economic opportunities. Gilbert strategically balances HUD goals, CDBG's primary objectives, Gilbert's needs as identified in the Gilbert Community Needs Assessment, and community feedback in order to plan and implement programs/projects utilizing annual CDBG resources.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Consolidated Plan regulations stipulate that Gilbert must meet minimum citizen participation requirements, consisting of public hearings, public comment periods and consultations.

a. Public Hearings: Annually, Gilbert conducts a minimum of two public hearings to allow the public an opportunity to comment on the Consolidated Plan and/or Annual Action Plan as well as the Consolidated Annual Performance Evaluation and Report (CAPER). All public hearing meetings are posted on Gilbert's website and contents available for review prior to the public hearing. The public hearings to solicit comments on the proposed Second Annual Action Plan occurred on January 21, 2016, April 26, 2016 and May 5, 2016.

b. Public Comment Period: Gilbert provided a thirty day public comment period from February 29, 2016 through April 7, 2016. Public comment periods are advertised in a local newspaper of general circulation and on Gilbert's website.

c. Consultations: The consultation process includes outreach to community partners and stakeholders, service providers, regional service providers, government officials, boards and commissions, the faith community, and targeted population groups to obtain feedback and input into making Gilbert's goals and objectives. County-wide outreach during the Maricopa County HOME Consortium citizen participation and consultation process includes public meetings, hearings, outreach and newspaper notification in order to receive broader input regarding HOME funded activities.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received included:

- Additional coordination is needed for volunteer opportunities within the community;
- Thank you for Town Council for increasing general fund support to provide services to Gilbert residents;
- Gilbert is making great strides in the last few years to understand their residents better;
- Need additional programming for drug abuse;
- Expand transportation for seniors, disabled and veterans;
- I do not support a vote to accept any federal grant money in Gilbert. The federal government was never meant to interact directly with towns and cities. That is one aspect of the brilliance of a separation of federal, state, and local governments. Accepting federal grants from the federal

government breaks down our sovereignty as a town. Please do not vote to accept any federal grants.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments or views are reviewed for appropriateness and accepted and incorporated in the annual action plan, consolidated plan or CAPER as appropriate.

7. Summary

The Town of Gilbert is committed to allocating funds that serve the needs of low-income residents. Gilbert will continue to utilize its CDBG appropriations over the five year consolidated planning period to address the goals and objectives set forth in the plan. These goals and objectives include targeting aging infrastructure, increasing its permanent affordable rental housing stock, increasing access to public facilities, assisting homeowners maintain safe and suitable living environments and addressing ADA accessibility surrounding public facilities and schools. A majority of CDBG funds will continue to be targeted in neighborhoods and for low-income homeowners residing in the Downtown Heritage District in Gilbert.

In addition, Gilbert will continue to utilize general funds to support public services to low and moderate income people including, but not limited to, health care, food and nutrition programs, education programs, activities and support for seniors, housing assistance, job training, case management and counseling for the homeless, abused children and others.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	GILBERT	
CDBG Administrator	GILBERT	Town Manager's Office
HOME Administrator	Maricopa County HOME Consortium	Human Services Division

Table 1 – Responsible Agencies

Narrative (optional)

The following are the agencies/entities responsible for preparing the Fiscal Year 2016-2017 Gilbert Annual Action Plan and those responsible for administration of each grant program and funding source.

Consolidated Plan Public Contact Information

Town of Gilbert, Town Manager's Office
Leah Hubbard-Rhineheimer, Assistant to the Town Manager
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Gilbert consulted with other public and private agencies, Maricopa County HOME Consortium, various Maricopa Association of Governments committees, community groups and local non-profits for preparation of the second year Annual Action Plan. Gilbert works with local and regional non-profit organizations regularly to ensure that services are provided within the Town of Gilbert and that quality and measureable outcomes are met. Gilbert provides general funds for many social service providers based in both Gilbert and outside of Gilbert in order to provide a variety of services to meet the needs of Gilbert residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Due to the results of the 2014 Gilbert Human Services Needs Assessment, a number of new initiatives were implemented to discuss various community needs and to generate community based solutions to meet those needs. These new initiatives include the Behavioral Health and Substance Use Task Force, Police Community Partnership, and the Gilbert Wellness & Resource Center Stakeholder Group. The Behavioral Health and Substance Use Task Force consists of local and regional mental health and substance use providers and professionals, Town departments such as the Gilbert Youth and Adult Counseling and Victim's Advocates, Gilbert Police and community members to discuss and identify solutions to address mental health issues and substance use issues within the Town of Gilbert. The Police Community Partnership consists of Gilbert Police, community group board and committee members and residents and was developed to have an open dialogue regarding other needs and issues currently in the community. Finally, the Gilbert Wellness & Resource Center Stakeholder Group consists of local medical and dental providers, non-profits and mental health providers, which has created a concept to create a new facility in Gilbert in which these services can be provided at low or no cost to vulnerable and low income individuals and families.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Gilbert is a participant in the Maricopa County Regional Continuum of Care (CoC) and a member of the Maricopa Association of Governments (MAG). Gilbert provides support to the Maricopa Continuum of Care and regional homeless service providers that provide emergency shelter, transitional housing, and basic needs assistance to homeless individuals and families including chronically homeless, veterans and unaccompanied youth.

The MAG Continuum of Care Regional Committee on Homelessness is responsible for developing a regional plan to end homelessness and the CoC prepares the application for funding to support regional homeless assistance programs. Gilbert participates and contributes to data in preparation for the annual funding application by participating in MAG's regional Point-In-Time Homeless Street Count and MAG's annual Heat Relief Campaign.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Town of Gilbert does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

See Table 2.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	A New Leaf
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was invited to submit comments related to housing, homeless services and other issues relevant to the Annual Action Plan. The anticipated outcome was to improve coordination with a regional organization whose mission is to assist individuals and families from homelessness to permanent supportive housing.

2	Agency/Group/Organization	Save the Family Foundation of Arizona
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to housing, homeless services and other issues related to the second Annual Action Plan. The anticipated outcome is to improve coordination with a regional organization whose mission is to promote the general welfare and to enhance the quality of life for homeless families with dependent children and those moving from emergency housing to transitional housing.
3	Agency/Group/Organization	Central Arizona Shelter Services
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to housing, homeless services and other issues relevant to the second Annual Action Plan. The anticipated outcome is to improve coordination with a regional organization whose mission is to assist in moving as many people as possible from homelessness to housing. The agency provides basic needs and emergency housing for single adult men and women. This organization is also a member of the local Coc.
4	Agency/Group/Organization	CHANDLER CHRISTIAN COMMUNITY CENTER
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to submit comments related to housing, homeless services, non-homeless special needs and other issues relevant to the second year Annual Action Plan. The anticipated outcome is to improve coordination with a local organization whose mission is to assist low to moderate income persons and families with food through the local food pantry, emergency financial services through the Community Action Programming (CAP) offices, and independent living through senior and disabled congregate and home delivered meals.
5	Agency/Group/Organization	Catholic Charities Community Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted for services to victims of domestic violence and their dependent children as well as the anti-poverty strategy. Catholic Charities provides emergency and transitional shelter for domestic violence victims and their children. Additional services include basic needs, employment assistance, child care assistance and case management.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maricopa Association of Governments	Goals and strategies for the use of federal funds to address homelessness are consistent

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

According to Gilbert's Citizen Participation Plan, residents and stakeholders are given multiple opportunities to comment on the plan during the plan development and the completed plan. A 30 day comment period was posted on Gilbert's website as well as being advertised in a newspaper with local circulation. Several public meetings were held to provide opportunities for public comment. Notices provided information about alternative formats and accommodations for disabilities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community				www.gilbertaz.gov/housing
2	Public Meeting	Non-targeted/broad community				www.gilbertaz.gov/housing

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Annual Action Plan 2017	<p>Additional coordination is needed for volunteer opportunities within the community;</p> <p>Thank you for Town Council for increasing general fund support to provide services to Gilbert residents;</p> <p>Gilbert is making great strides in the last few years to understand their residents better;</p> <p>Need additional programming for drug abuse;</p> <p>Expand transportation for seniors, disabled and veterans;</p> <p>I do not support a vote to accept any federal grant money in Gilbert. The federal government was never meant to interact directly with towns and cities. That is one aspect of the brilliance of a separation of federal, state, and local governments. Accepting federal grants from the federal government breaks down our sovereignty as a town. Please do not vote to accept any federal grants.</p>	15	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad Continued	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The follow are the expected resources available to the Town of Gilbert for use during the second annual action planning period of July 1, 2016 through June 30, 2017.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	856,245	0	850,427	1,706,672	2,462,943	Gilbert's annual entitlement amount is anticipated to be \$856,245.
General Fund	public - local	Public Services	417,000	0	0	417,000	903,000	Gilbert general funds will be utilized during the second annual action planning period to support public services including homelessness priorities.

Table 5 - Expected Resources – Priority Table

Annual Action Plan
2017

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town of Gilbert partners with local and regional non-profit partners to implement and administer many of the housing and human services programs in Gilbert. As such, non-profit partners are able to leverage Gilbert funds with other private, state, and local funds to provide additional services and support for Gilbert residents receiving assistance through the program.

If a non-profit partner is a recipient of Gilbert HOME funds, they are required to provide the non-federal match before receipt of HOME funds. Match funds are documented and monitored to ensure federal regulations are followed.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In the current fiscal year, Gilbert has contracted with an architectural and engineering firm to complete a master plan for a vacant, town-owned facility located in the Gilbert Downtown Heritage District. The facility is being considered for rehabilitation to house the Gilbert Wellness & Resource Center. Non-profit partners will utilize the Town owned facility to provide public services to Gilbert residents. The building master plan will determine the facility's capacity to accommodate the proposed non-profit partners and their service equipment. In addition, the master plan will determine the costs for facility rehabilitation which includes an assessment of plumbing, electrical, HVAC systems, bathroom capacity and overall structure and ADA compliance improvements necessary.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency & Minor Home Repair	2016	2017	Affordable Housing	Town-wide	Affordable Housing	CDBG: \$260,000	Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Gilbert Wellness & Resource Center	2016	2018	Non-Housing Community Development	Heritage District	Non-housing Community Development	CDBG: \$424,996	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Emergency & Minor Home Repair
	Goal Description	During the second year of the annual action planning period, Gilbert will utilize \$260,000 for the Emergency and Minor Home Repair Program to alleviate health and safety hazards for seventy-five (75) Gilbert homeowners. Emergency and minor home repairs include repairing or replacing HVAC systems, repairing plumbing or electrical hazards, roof leaks, broken glass, installing fire detectors, and repairing trip hazards. Repairs may also include removing ADA accessible barriers in the home such as bathtub to roll in shower conversions, widening doorways or building wheelchair ramps.

2	Goal Name	Gilbert Wellness & Resource Center
	Goal Description	A significant portion of Gilbert's CDBG funds will be utilized for phase I rehabilitation of a Town owned facility to accommodate the new Gilbert Wellness & Resource Center. The center will provide comprehensive medical, dental and mental health services as well as family resource center services. The Town of Gilbert has partnered with Mercy Gilbert Medical Center and five local non-profits to provide no or low cost services to Gilbert residents.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

In fiscal year 2016-2017, it is anticipated that Gilbert will contract with a local non-profit to purchase, rehabilitate and rent one dwelling unit to be used as permanent affordable rental housing. This purchase will increase Gilbert's permanent affordable housing stock from 13 to 14 units. It is anticipated that one low-income family with dependent children with an annual household income of 60% of AMI will benefit from the new affordable rental housing unit.

AP-35 Projects – 91.220(d)

Introduction

The Gilbert Five Year Consolidated Plan outlines proposed strategies for the expenditures of Gilbert's CDBG funds with the mission to provide suitable living environments by revitalizing low- to moderate income neighborhoods, to assist disadvantaged, low-income and homeless persons by providing adequate public facilities and services and generating affordable housing opportunities. Gilbert will utilize CDBG funds during the second year of the Five Year Consolidated Plan to assist low to moderate income residents with emergency and minor home repairs to alleviate health or safety hazards in their home and to implement Phase I renovations for the Gilbert Wellness & Resource Center. The Center will be rehabilitated to accommodate partner services such as basic medical, dental, mental health services, emergency financial assistance provided by the Gilbert CAP office, WIC services, hearing and vision screening and vaccinations for youth.

#	Project Name
1	2016 - Gilbert Wellness & Resource Center
2	2016 - Gilbert Emergency & Minor Home Repair Program

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects identified to be completed during year two of Gilbert's consolidated plan directly align with the strategies to addressing obstacles to meeting underserved needs.

Obstacles to meeting underserved needs within Gilbert include the following:

- The geographic make-up of Gilbert: there are many areas in south Gilbert that are vacant parcels and/or underdeveloped. The services and resources needed to provide infrastructure capacity, fire services, parks and ADA accessibility is currently limited in this area. Many services, including transportation access and public facilities are mostly located in north Gilbert.
- The areas of the built environment in the northern part of the community will require on-going maintenance and replacement costs due to age compared to the new and larger master-planned areas of central and southern Gilbert;
- The aging of homes in north Gilbert;
- Decreasing resources;
- Increased need for services due to population growth;
- State budget uncertainties.

To address some of the identified obstacles, Gilbert will:

- Continue to work with other Gilbert departments to provide services and develop new

partnerships for service availability in south Gilbert;

- Continue to target capital improvement and services in north Gilbert, including but not limited to: the Heritage District water and sewer infrastructure replacements, remove vacant and blighted structures, repurpose a Town facility to increase accessibility for services, improve up to three neighborhood parks located in the Heritage district, purchase fire equipment to expand services within low to moderate income areas, continue redevelopment of the downtown area, and improve accessibility access in strategic high pedestrian locations.
- Continue to provide supportive services such as: senior activities, meals and health assessments; provide emergency and minor home repairs to Gilbert homeowners; provide basic needs services to low and moderate income residents; support prevention and intervention services for vulnerable and at-risk youth, provide referrals for housing counseling, foreclosure prevention, fair housing and first time homebuyer assistance;
- Continue to expand volunteer and partnership opportunities to link with those in the community who are in need of assistance.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	2016 - Gilbert Wellness & Resource Center
	Target Area	Heritage District
	Goals Supported	Gilbert Wellness & Resource Center
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$424,996
	Description	The Gilbert Wellness & Resource Center will utilize CDBG funds to rehabilitate an existing Town facility to be rented to non-profits to provide health, wellness, and resources to income eligible residents.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	This is a new, unduplicated partnership for Gilbert and many services proposed to be provided at the center are not currently being provided in Gilbert, therefore, it is difficult to estimate the number and type of families that will benefit from the proposed activities until after the first year of operation. However, based on service data from non-profits operating services in other communities, Gilbert anticipates a total of 500 individuals to be served in the first year of operation (2017) and increase annually as information about the center and services is disseminated throughout the community. It is anticipated that the majority (65%+) of individuals served will be at or below 80% of AMI.

	Location Description	The proposed Gilbert Wellness & Resource Center will be located in the Downtown Heritage District of Gilbert, which is the 422401.20 Census Tract Block Group. The center is located at 132 W. Bruce Avenue, Gilbert Arizona which is located on the corner of Oak Street and Bruce Ave adjacent to the Gilbert Boys & Girls Club and the Gilbert Senior Center.
	Planned Activities	The Gilbert Wellness & Resource Center is an innovative partnership in which the Town of Gilbert will partner with Dignity Health and five local non-profit organizations to provide no or low cost medical, dental, mental health, CAP services, WIC services and family resource center services. CDBG funds will be utilized to rehabilitate a vacant Town owned facility in which the partnership will provide services.
2	Project Name	2016 - Gilbert Emergency & Minor Home Repair Program
	Target Area	Town-wide
	Goals Supported	Emergency & Minor Home Repair
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$260,000
	Description	Emergency and minor home repair for income eligible Gilbert homeowners
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a total of seventy-five (75) Gilbert households will benefit from the proposed activities. It is estimated that thirty percent (30%) or 23 households will be extremely low-income, forty percent (40%) or 30 households will be low-income and thirty percent (30%) or 22 households will be moderate income.
	Location Description	The Gilbert Emergency and Minor Home Repair program is available to income eligible homeowners residing within the Town limits of Gilbert.
	Planned Activities	The Gilbert Emergency and Minor Home Repair Program will address health and safety hazards in owner-occupied income eligible Gilbert homes. Activities may include repair and replacement of HVAC systems, electrical, plumbing, roof repairs, glass replacement or removing ADA accessibility barriers.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Gilbert will direct CDBG assistance to the areas of Gilbert which have the oldest housing stock, low-income and minority concentration as well as reaching out to income eligible residents scattered through town limits.

U.S. Census Tracts 422401 and 422402 which includes Gilbert's Downtown Heritage District contains Gilbert's highest concentration of low- to moderate-income residents and include two of the four census block groups that exceeds the HUD exception threshold for Gilbert. HUD typically defines a low- and moderate-income area as an area (often a census tract) where at least 51 percent of the residents are low to moderate income. However, in some communities, there are no or very few areas in which 51 percent of the residents are low and moderate income. For these grantees, the CDBG regulations authorize an exception criterion in order for such grantees to be able to undertake area benefit activities. The Town of Gilbert is one of the communities where the exception criteria apply. In the case of the Town of Gilbert, the threshold is 26.18% of the total population in an area. Gilbert has 31 census block groups that have low to moderate income residents that meet the exception criterion.

Geographic Distribution

Target Area	Percentage of Funds
Heritage District	80
Town-wide	20

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Gilbert's Downtown Heritage District has 2,706 housing units, many of which were built in the 1930's and 1940's. Of the population residing in the Heritage District, fifty-six percent (56%) are of Hispanic origin, 12% have an annual housing income below poverty level and 40% of the households are cost burdened, paying more than 30% of their income towards housing costs. Investments in this area which include public facilities and infrastructure, help stabilize the area, provide efficiencies for the residents and attract businesses which in turn offer new employment opportunities to local residents.

Low income households often experience multiple housing problems due to a much greater degree than the population in general. Therefore, Gilbert will offer emergency and minor home repair services to low income households regardless of their specific geographic location in Gilbert. These repairs can make the difference in a low-income household's financial stability by reducing hazards within the home and allowing the households to utilize their limited resources toward other areas to maintain stability.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The high cost of housing in Gilbert significantly increases the difficulty of meeting affordable housing needs. Staff will continue to research and explore public/private partnerships in the construction and development of affordable housing. Gilbert will also continue to look for opportunities to leverage its HOME funds and affordable housing options through the Maricopa County HOME Consortium.

One Year Goals for the Number of Households to be Supported	
Homeless	35
Non-Homeless	5
Special-Needs	85
Total	125

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,800
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	1
Total	1,801

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

In the second year Annual Action planning period, Gilbert will continue to utilize general funds to support emergency and transitional housing for homeless, non-homeless and special needs individuals and families from Gilbert. In addition, Gilbert will continue to utilize general funds to support the Gilbert CAP office which provides emergency financial assistance to help individuals and families avoid eviction and prevent homelessness. Finally, Gilbert will partner with a non-profit organization to purchase and rehabilitate one single family dwelling unit to be used as permanent affordable rental housing which will increase Gilbert's affordable rental housing stock from 13 units to 14 units.

AP-60 Public Housing – 91.220(h)

Introduction

Not applicable. Gilbert does not offer public housing.

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

During Fiscal Year 2016-2017, the Town of Gilbert will utilize general funds to address the housing and supportive needs of homeless individuals and families as well as supportive services for non-homeless individuals and special needs groups. Gilbert has made available \$417,000 in general funds to support the seven (7) priority populations with the greatest need for services as identified in the 2014 Human Services Needs Assessment. The seven priority populations were identified as vulnerable populations in Gilbert with the biggest need for assistance and services ranked in the following order: 1) Families in Crisis; 2) Mental Health and Substance Use Treatment Group; 3) Low/moderate Income Individuals; 4) Elderly/Seniors; 5) Homeless Individuals and Families; 6) Special Needs Individuals; and 7) Youth. Services and assistance varied from population groups however, there was an overall need for housing, transportation, employment and basic needs assistance.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Homeless individuals' needs are assessed at a regional level by contacting a centralized intake system in which individuals information is taken, needs are assessed, and appropriate placement to an emergency, transitional or other shelter/services are provided as available to the individual based on information taken during the intake. The Town of Gilbert annually contributes general funds to regional homeless service providers in order for homeless Gilbert residents to receive assistance and shelter as needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

As stated above, Gilbert will continue to provide general funds to financially support regional homeless service providers that provide emergency shelter, transitional housing, and other basic needs and services for homeless adult men, women, and providers that serve homeless families with dependent children. In Fiscal Year 2015-2016, Gilbert provided \$70,500 in general funds to regional homeless service providers. It is anticipated that a similar amount will be appropriated for this population group during the second annual action plan period of 2016-2017.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

On a regional level, the Continuum of Care has identified goals in a Ten-Year Plan to End Homelessness which includes mechanisms to ease the transition for people exiting emergency and transitional housing to permanent supportive housing. Actions include continuing case management and wrap-around supportive services for individuals who have found permanent supportive housing to assist with the transition and to alleviate any obstacles that may occur which would cause them to lost their permanent housing and return to emergency or transitional housing. Gilbert supports organizations participating in the Continuum of Care and has adopted the same goals and mechanisms to reduce the rate of recidivism for chronically homeless individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

During the second annual action plan year, the Town of Gilbert will continue to support the Gilbert Community Action Program (CAP) utilizing general funds. The CAP office provides emergency financial assistance, case management and referrals for other services to assist individuals and families avoid eviction and becoming homeless. Typical Gilbert households seeking financial assistance through the Gilbert CAP office have very limited or no cash resources to serve as personal safety nets. Forty-five percent (45%) had no post-secondary education; 74% had at least one child in the household; 54% were receiving food stamps; and 96% had total household income at or below 150% of the federal poverty line (less than \$36,375 annually for a family of 4). Many of them often need just a small amount of financial assistance to maintain a stable living environment.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

During the second Annual Action Planning Period, the Town of Gilbert will:

- Continue to support current Gilbert homeowners to stay in their homes by offering services through the Gilbert Emergency & Minor Home Repair Program to alleviate health and safety hazards in their home;
- Utilize annual HOME funds to purchase, rehabilitate and rent single family dwelling units to be utilized as permanent affordable rental housing for low income individuals and families with dependent children;
- Continue to promote and encourage partnerships with the private sector, providers, financial lending institutions, other public entities and funding sources in creating and maintaining, as well as removing barriers to, affordable housing for all classes of people.

AP-85 Other Actions – 91.220(k)

Introduction

The Town of Gilbert will continue to utilize findings from the 2014 Human Service Needs Assessment, public comments, and coordination with local service providers to identify the needs, gaps in services and prioritize local and federal resources to meet those needs. During the second annual action planning period, Gilbert will continue to implement programs and projects to meet the underserved needs in the community, address housing issues for low- and moderate-income households, support regional homelessness efforts, and support anti-poverty programming.

Actions planned to address obstacles to meeting underserved needs

Obstacles to meeting underserved needs within Gilbert include the following:

- The geographic make-up of Gilbert; There are many areas in South Gilbert that are vacant parcels and/or under-developed. The services and resources needed to provide infrastructure capacity, fire services, parks and ADA accessibility is currently limited in this area. Many services, including transportation access and public facilities are mostly located in North Gilbert.
- The areas of the build environment in the northern part of the community will require on-going maintenance and replacement costs due to age compared to the new and larger master-planned areas of central and southern Gilbert;
- The aging of homes in North Gilbert;
- Decreasing resources;
- Increased need for services due to population growth;
- State budget uncertainties.

To address these obstacles, Gilbert will:

- Continue to work with other Gilbert departments to provide services and develop new partnerships for service availability in South Gilbert;
- Continue to target capital improvements, facility improvements and services in North Gilbert, including but not limited to: Heritage District water and sewer replacement; implementation of services at the Gilbert Wellness & Resource Center; remove vacant and blighted structures; improve up to three neighborhood parks located in Heritage District; purchase fire equipment to expand services within low/moderate income areas; continue redevelopment of the downtown area; and improve accessibility access in strategic high pedestrian locations.
- Continue to provide supportive services such as: senior activities, meals and health assessments; provide emergency and minor home repairs to Gilbert homeowners; provide basic needs services to low and moderate income residents; support prevention and intervention services for vulnerable and at-risk youth; referrals for housing counseling, foreclosure prevention, fair

housing, and first time homebuyer assistance.

- Continue to expand volunteer and partnership opportunities to link with those in the community who are in need of assistance.

Actions planned to foster and maintain affordable housing

The high cost of housing in Gilbert significantly increases the difficulty of meeting affordable housing needs. Staff will continue to research and explore public/private partnerships in the construction and development of affordable housing. The Town will continue to look for opportunities to leverage its HOME funds and affordable housing options through the Maricopa County HOME Consortium.

In the second year of the Consolidated Plan, Gilbert will help maintain affordable housing by assisting Gilbert homeowners with emergency and minor home repairs. The program is designed to assist immediate health and safety needs within the home to allow homeowners to utilize their limited resources in other areas of stabilization while allowing the resident to maintain their homeownership.

Gilbert will also foster affordable housing during the second year of the Consolidated Plan to increase affordable housing units through the use of HOME funds. Gilbert will partner with a non-profit organization to purchase, rehabilitate and rent affordable housing units to income eligible residents.

Actions planned to reduce lead-based paint hazards

Gilbert has newer housing stock of which 41% were built between 1990 and 1999 and 31% were built between 2000 and 2004. Over 90% of Gilbert's housing stock was built after 1990. Approximately 50 housing units are pre-1940 construction and approximately 250 additional units are pre-1960 construction. This older housing stock is often occupied by low and moderate income families. Significant CDBG and HOME investment has been made over the years to rehabilitate much of this older housing. Emergency home repair and minor housing rehabilitation will continue as the program mechanism utilized by Gilbert to address lead based paint hazards.

The Town of Gilbert administers an Emergency and Minor Home Repair Program which may, at times, occur on a Gilbert home built prior to 1978. In addition, other programs such as acquisition and rehabilitation may occur with homes that are at risk for lead based paint or hazards. Each home that utilizes CDBG or HOME funds is researched to obtain the year in which the home was built. Each home is also inspected by a certified Lead Based Paint Inspector to ensure there are no hazards appearing on the property. If such hazards are present, Gilbert will contract with a consultant to test the level of lead based paint hazard to determine the appropriate mitigation techniques.

Actions planned to reduce the number of poverty-level families

The Town of Gilbert will support various public service programs with its own general funds. Essential services aimed at helping to reduce the number of poverty level families include supporting programs

that meet the critical needs of family, such as food and medical care, emergency financial assistance to prevent eviction and utility shut-offs, employment training and job search, child care assistance, and case management. These vital services are needed to assist persons and households maintain housing, employment, and stable environments for their dependents.

Actions planned to develop institutional structure

One of the institutional gaps identified are that very few service providers are physically located in the Town of Gilbert so residents have to travel to receive services. Gilbert will continue to work with service providers to offer services in Gilbert through satellite offices or co-locations and will continue to support organization that are located outside of Gilbert limits but continue to serve Gilbert residents in need. An example of a recent partnership include Gilbert possibly partnering with Dignity Health to open a low or no cost medical and dental clinic for low and moderate income families within the Heritage District. Currently there are no services of this kind located within Gilbert.

Actions planned to enhance coordination between public and private housing and social service agencies

Gilbert will continue to collaborate with public and private housing and social service agencies to meet the goals and objectives of the Consolidated Plan. This may include ongoing meetings, special meetings and/or participation on relevant tasks forces.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The Town of Gilbert does not project to receive any program income for FY 2016-2017 and for the consequent years. However, if program income is received Gilbert will allocate those funds in the same program year. Gilbert does not intend to spend any CDBG funds on urgent need activities

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The years covered that include this Annual Action Plan are 2015, 2016, and 2017.